

**CLERMONT COUNTY PLANNING COMMISSION  
SIXTH REGULAR MEETING  
June 26, 2007**

The Sixth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, June 26, 2007 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Ms. Potter (arrived at 5:05 p.m.), Ms. Rochford, Mr. Freeman, Mr. Hoffman, Mr. Maham, Mr. Nichols, Mr. Rouster, Mr. Thomson, Mr. Turton (arrived at 5:10 p.m.) and Mr. Vanlandingham.

**APPROVAL OF MINUTES:**

Chairman Maham asked if there were any questions, additions or corrections to the May Minutes that had been mailed to the members prior to the meeting. A motion to approve the May Meeting Minutes was made by Mr. Vanlandingham, seconded by Ms. Rochford, and carried unanimously (Mr. Hoffman abstaining due to his absence at the May Meeting).

**July Work Session**

Mr. Hershner announced that the July Work Session will be held on July 11, 2007 at 5:00 p.m. at Permit Central.

**STAFF REPORT ON SUBDIVISION CASES**

<b><u>Estates at Goshen Park</u></b>	<b><u>Revised Design Plan</u></b>	<b><u>Goshen Township</u></b>
5:07 p.m.		

Mr. Hanigosky presented the Staff Report for this Revised Design Plan. Staff's recommendation was for approval of the Revised Design Plan, contingent upon satisfactory resolution of all staff and agency comments.

Jeremy Evans, Clermont County Engineer's Office, was present and answered questions regarding the right-of-way width and sidewalks issues.

Mark Jaehnen, Santoro Engineering Company, was present for this case.

Ken Adkins, 1817 State Route 28 resident, was present and spoke in opposition to this project.

Regarding the sidewalk issue, Mr. Hoffman moved that the Planning Commission **approve** a sidewalk to the crest of the hill, to stop on the south side of the Yeager driveway. This motion was seconded by Mr. Vanlandingham, but failed by a vote of three to six (Mr. Freeman, Mr. Nichols, Ms. Potter, Ms. Rochford, Mr. Rouster and Mr. Thomson voting no).

Mr. Hoffman then moved that the Planning Commission **approve** the request for the construction of an 80' sidewalk on the west side of the street from the subdivision entrance to the entrance to Goshen Park. This motion was seconded by Mr. Thomson and carried eight to one (Ms. Rochford voting no).

Mr. Hoffman further moved that the Planning Commission **approve** the request for the increase in Right-of-Way from 40' to 50' in width, seconded by Mr. Vanlandingham and carried eight to one (Ms. Potter voting no).

**Glenwood Trails PD                      Revised Design Plan                      Batavia Township**  
6:00 p.m.

Mr. Hoffman left the room for this case.

Mr. Hanigosky presented the Staff Report for this Revised Design Plan. Staff's recommendation was for approval of the Revised Design Plan, contingent upon satisfactory resolution of all staff and agency comments.

Jim Watson, McGill Smith Punshon, was present for this case.

Following discussion, Mr. Vanlandingham moved that the Planning Commission **approve** the Revised Design Plan for Glenwood Trails PD based on the following conditions:

1. The applicant will be required to address all comments submitted by the following reviewing agencies prior to Final Construction Plan and/or Record Plat Approval. The agencies are as follows:
  - A. Clermont County Engineer's Office
  - B. Clermont Count Planning Department
  - C. Clermont County Permit Central
  - D. Clermont County Water and Sewer District
  - E. USDA Natural Resources Conservation Service

Motion was seconded by Mr. Freeman, and carried unanimously.

Mr. Hoffman returned.

**Montclair Boulevard & Cinema Drive                      Dedication Plat                      Miami Township**  
6:11 p.m.

Mr. Hanigosky presented the Staff Report for this Dedication Plat. Staff's recommendation was for approval of the Dedication Plat, contingent upon satisfactory resolution of all staff and agency comments.

Adele Evans, Roberts Engineering, Inc., and David Todd, owner, was present for this case.

Following discussion, Mr. Thomson moved that the Planning Commission **approve** the Dedication Plat for Montclair Boulevard & Cinema Drive based on staff's recommendation, seconded by Ms. Rochford, and carried unanimously.

## STAFF REPORT ON TEXT CASES

### Jackson Twp. Zoning Case-Text Amendments      Jackson Township Zoning Commission

6:20 p.m.

Mr. Hanigosky presented the Staff Report for this text amendment request. Staff's recommendation was for approval of the proposed request with recommendations as listed in staff's report.

Bruce Privett, Jackson Township Zoning Administrator, was present for this case.

Following discussion, Mr. Hoffman moved that the Planning Commission recommend to Jackson Township **approval** of this Jackson Township Text Amendment Case, per staff's recommendation, and with additional conditions as listed, seconded by Mr. Vanlandingham, and carried unanimously.

### RECOMMENDED CONDITIONS:

1. Provide consideration to Article 6, regarding Manufactured Home regulations (i.e. integrate regulations amongst districts rather than as a single type of housing).
2. Clarify the fact that a lot that meets the requirements of the zoning resolution does not necessarily meet the requirements of other governmental agencies (i.e. General Health District approval/denial of a septic system or the County Engineer's approval/denial of a curb cut for a single family home).

## COMMITTEE REPORTS

There were no reports at this time.

As there was no further business brought before the Planning Commission, the meeting was adjourned.

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**Roger J. Maham, Chairman**

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**Tim L. Turton, Vice Chairman**